



201, 1829 11 Avenue SW
Calgary, Alberta

MLS # A2291537



\$199,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,036 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 973
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		

Inclusions: n/a

Discover exceptional value in this 2 bedroom condo in Sunalta, one of Calgary's most accessible inner city neighbourhoods. Located just steps from the Sunalta CTrain station and only minutes to downtown Calgary, this home offers convenient urban living with excellent walkability. The unit features a functional two bedroom layout, making it a great option for a first-time buyer, investor, or roommate setup. The living and dining areas provide comfortable space for everyday living, while the kitchen offers ample cabinetry and workspace. A 4 piece bathroom serves the unit, and the practical layout makes efficient use of the square footage. Both bedrooms are well sized and offer flexibility for guests, a home office, or shared living arrangements. Additional in unit storage help keep things organized and a laundry room with side by side washer & dryer for more space. Step outside onto the private balcony to enjoy some fresh air and outdoor space. The property also includes 1 assigned parking stall. The building is professionally managed and condo fees include heat and water. Sunalta remains one of Calgary's most sought after inner city communities, offering quick access to the CTrain, downtown offices, river pathways, parks, tennis courts, and the restaurants and cafes of 17th Avenue. With strong rental demand and excellent transit connectivity, it continues to be a popular choice for both homeowners and investors. Whether you're looking to enter the Calgary real estate market, downsize, or add an inner city rental property, this Sunalta condo offers excellent potential in a prime location. Great tenants already in place and interested in staying.